

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 7, 2005

ITEM NO. 5

CASE NUMBER/ PROJECT NAME	3-DR-2005 Portales Corporate Center II		
LOCATION	4900 N Scottsdale Road		
REQUEST	Request approval of site plan and elevations for a new office building.		
OWNER	AIG Sun America 602-744-3100	ENGINEER	N/A
ARCHITECT/ DESIGNER	DFD Cornoyer Hedrick 602-912-2567	APPLICANT/ COORDINATOR	Mike Edwards DFD Cornoyer Hedrick 602-912-2567

BACKGROUND

Zoning.

The zoning for this property was established in 1985 when an effort was undertaken which resulted in the removal of a single-family residential subdivision to allow for the redevelopment with multi-family residential, retail, and office uses.

This site is zoned D/RC-O Type 2 PBD DO (Downtown Regional Commercial Office Type 2 Development Standards Planned Block Development Downtown Overlay). This zoning allows commercial and residential uses; and this property has been master planned for office use. The approved amended development standards include height that allows 6 visible levels of building and 'large walls – vertical' for portions of walls to be higher than 38-feet without setbacks.

Context.

North: Single-family residential. These residences are primarily single story ranch style houses and some have been renovated with a few additions and modernizations to reflect changes in home needs compared to the original construction.

East: Multi-story office building. This office building was the first phase of the overall Portales development, and also the first phase of the two office buildings. Its architecture is a prominent feature in this part of Scottsdale and has been recognized in the architectural community for its design. The design is unique to its location in that none of the nearby commercial buildings exhibit similar modern features with sharp lines and smooth finishes including polished granite and "flamed" granite materials that are a rose/pink color.

South: Unimproved, master planned for residential condominium and retail. The design approved for this site is a modern composition consisting of 11

buildings rising to 65-feet with multiple vertical and horizontal variations. This too is anticipated to be a prominent feature for this area of Scottsdale, unique in its design in respect to its location. The architectural features include green tinted glazing for the residential units, clear glazing for the retail spaces, “desert rainbow” colored stone wall panels, and rust colored exposed steel beams, and purple sunshades.

West: Unimproved, master planned for multiple-family residential. The design approved for this site consists of a contemporary style of architecture typical of multi-family residential urban development. The eastern-most elevations which face towards the proposed office building are 5-stories in height and have tower features topped with pitched roofs, and flat parapet areas of roofline. The walls are stepped horizontally and vertically and include depth formed by balconies and windows. The color and material composition of these buildings includes more rough textures of split concrete along with brown and tan colors.

APPLICANT'S PROPOSAL

Applicant's Request.

This proposal is to construct the second phase of a 2-building office development that is part of the Portales Planned Block Development. This building, when constructed, will complete the development of the northeast corner of the Portales Planned Block development.

This second office building is 6-stories which, along with its architectural style and details, is intended to match the existing 6-story office building. Parking is contained in a surface parking lot with a below grade 3-level parking garage. Landscaping is proposed throughout the site and the plant palette and materials will complement the existing composition installed with the Phase 1 office building.

Development Information:

- Existing Use: Unimproved
- Parcel Size: 3.85 acres
- Total Square Footage: 179,339 square feet
- Parking Required/Provided: 598/786 parking spaces

DISCUSSION

Overall.

This proposed development is acceptable at this location taking into consideration the history of this phased office site and the contextual architectural approvals on the adjacent PBD properties.

Site and Building Setting.

The site is at a lower topographic elevation compared to the surrounding streets and properties. The building sets into the grade on the west side, with stepped retaining walls and landscaping cascading to the first floor level which includes outdoor patio areas for the tenant spaces. Because of the difference in grade and building location a common pedestrian way is not initially provided along the west side of this building. The pedestrian plan shows the pedestrian route along the residential side of the project.

Pedestrian Response.

Throughout the history of the Portales development, there has been direction to provide pedestrian linkages throughout the PBD as well as to neighborhoods and destinations surrounding the PBD. The current pedestrian plan for the overall PBD demonstrates pedestrian connections that allow cross-site pedestrian traffic to/from the area of Fashion Square and the residential and resort areas. Upon consultation with the applicant, the pedestrian links will also need to be provided at the north side of the office building to allow pedestrians a defined route to the west and north; and between the two office buildings. Elements of the pedestrian routing plan should include paving and landscaping along with hardscaping such as benches, drinking fountains and pedestrian wayfinding to help pedestrians find their way throughout the site. Staff has stipulated that a pedestrian plan shall return for staff approval.


**STAFF
RECOMMENDATION**

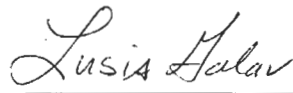
Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Kira Wauwie
Project Coordination Manager
Phone: 480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY


Kira Wauwie
Report Author


Lusia Galav, AICP
Development Planning Manager
480-312-2506
lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations: Black & White
7. Color Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

3-DR-2005

REV: 01/19/05

Benjamin Knowles

From: Mike Edwards
Sent: Wednesday, December 22, 2004 9:34 AM
To: Benjamin Knowles
Subject: Portales II- project narrative

B.k.,

Here's the project narrative for Portales2:

The 'Portales Corporate Center Phase II' office development is the second phase of the 'Portales Corporate Center', phase one of which was completed in 1998 for the 'Finova' company. The project is located at the southwest corner of Scottsdale and Chapparel Roads, on the north side of the Goldwater Cupplet. The Phase Two development will consist of a 179,000 square foot five-story Class "A" office building with occupied lower-level basement. Parking for the project will be in a three-level below-grade structure and at-grade visitor parking lot.

The design character of the Phase Two building will take on the same design character of the Phase One building, with a predominant curved facade on the Goldwater frontage, and terraced balconies on all floors. The exterior building materials will also match the existing Phase One building, using red granite in both "flamed" and "polished" finishes, and two different glazing colors, copper-bronze tinted/reflective glazing and bronze tinted glazing.

The landscape / hardscape design palette will be in keeping with the existing Phase One development to create a seamless, consistent corporate campus.

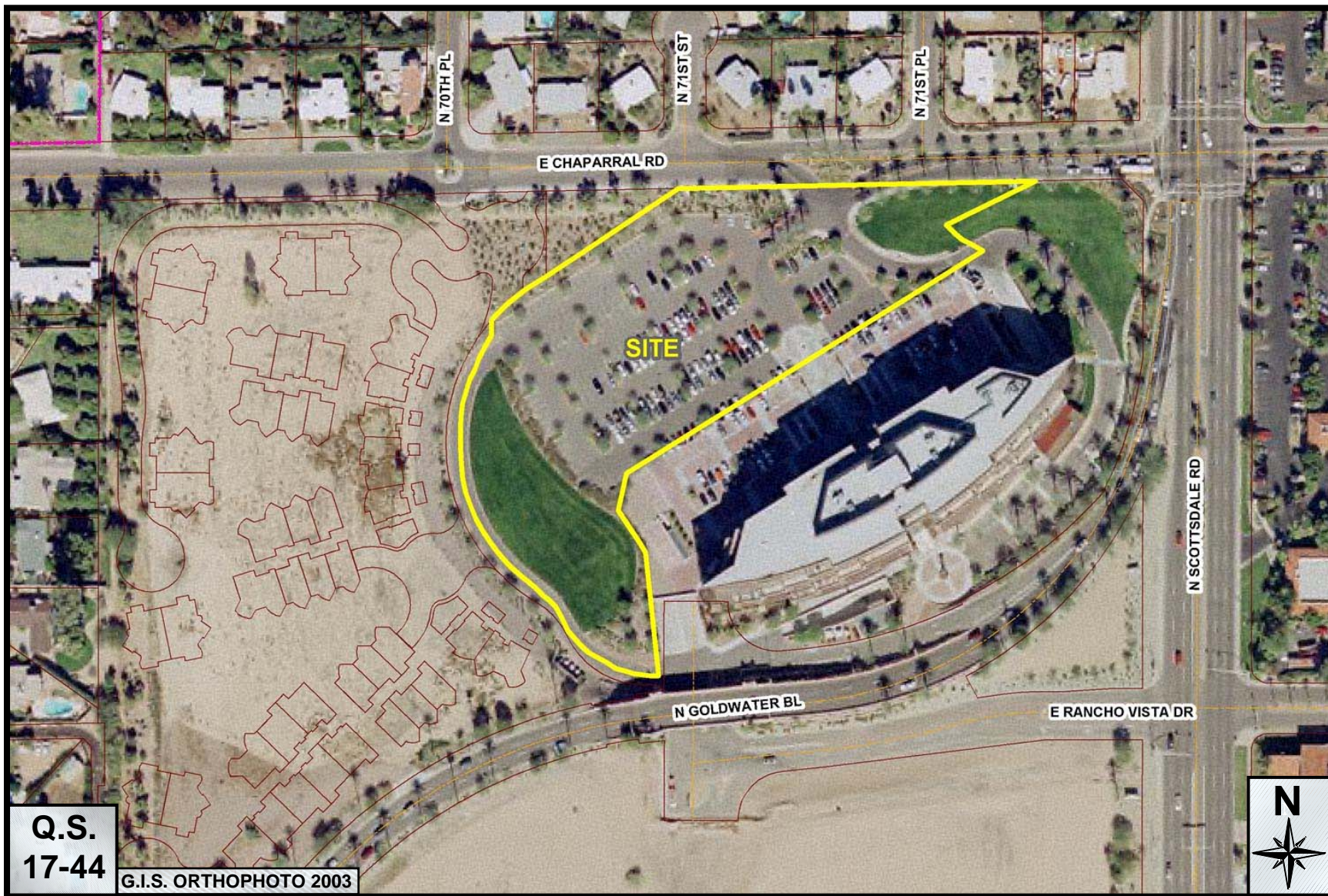
DFD Cornoyer Hedrick

2425 E. Camelback Rd. #400
Phoenix, AZ 85016 (602)381-4848



Portales Corporate Center II

3-DR-2005



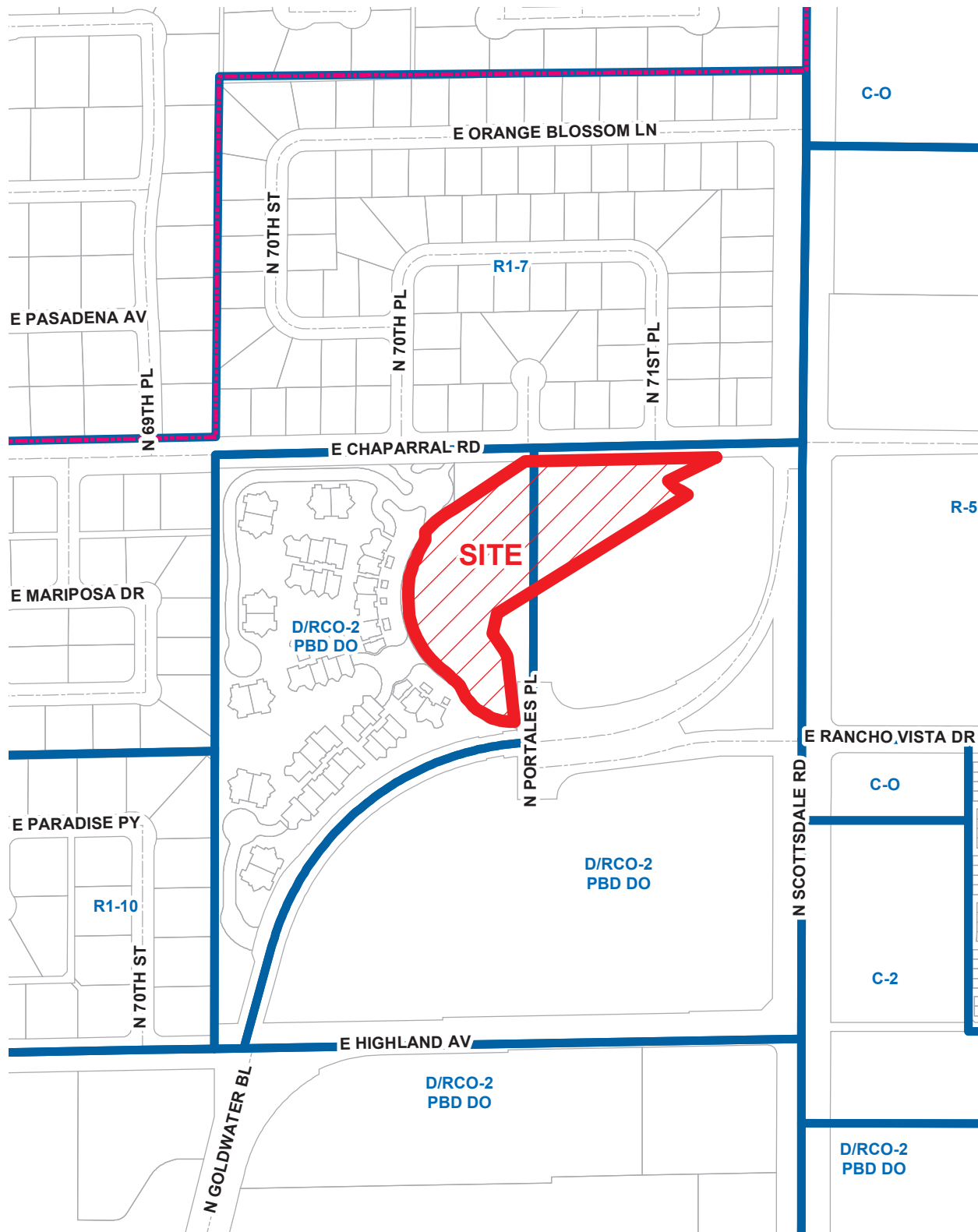
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G.I.S. ORTHOPHOTO 2003

Portales Corporate Center II

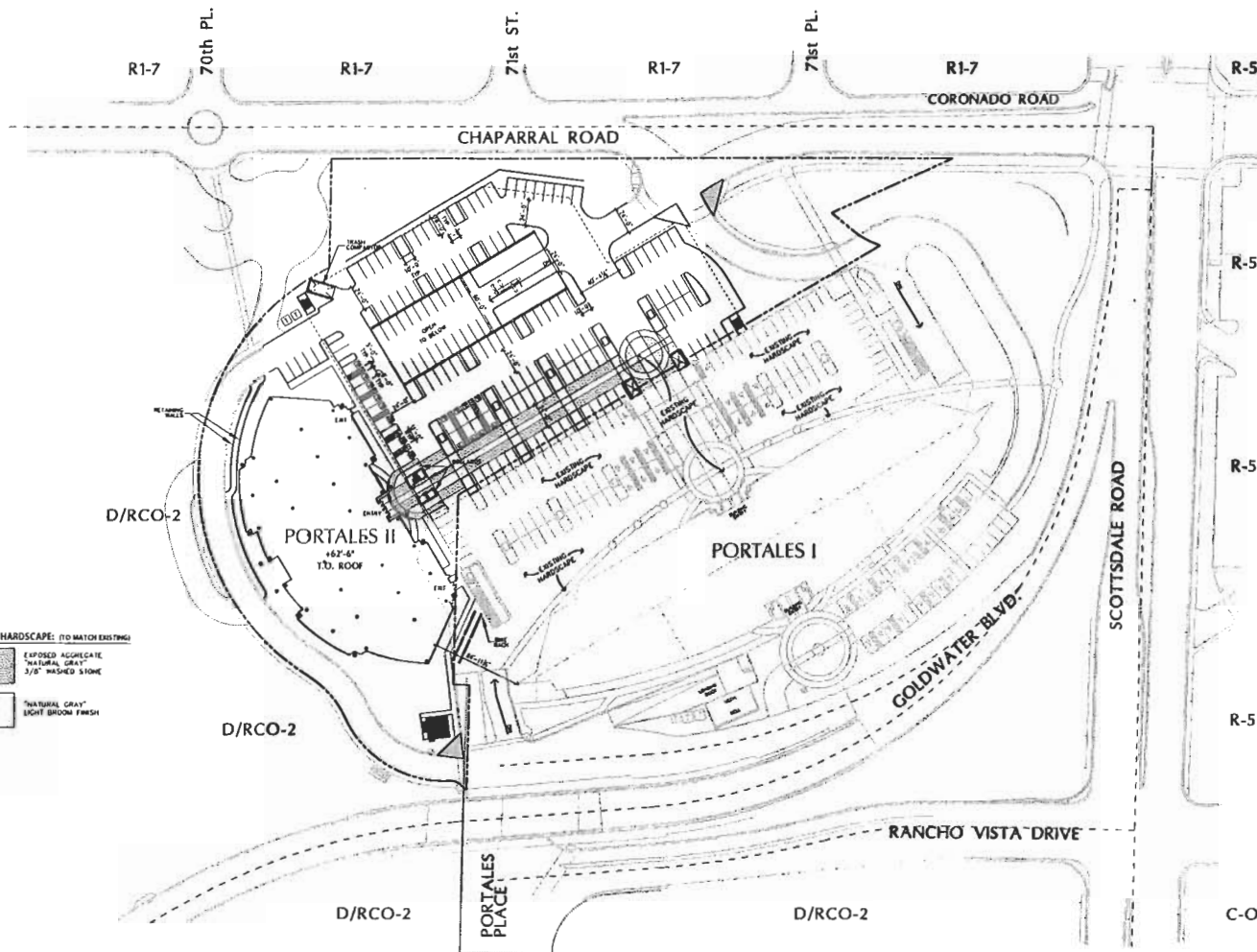
3-DR-2005

ATTACHMENT #2A



3-DR-2005

ATTACHMENT #3



Project Data:

Current Zoning: D/RCO-2
Proposed Zoning: D/RCO-2
Total Site Area: 4.15 acres gross (180,910 gsf)
3.85 acres net (167,605 nsf)
Building Height: 62'-6"
Building Area: 179,339 gsf

Parking:

PHASE I (Existing):
Surface Parking: 299 spaces (32 Accessible)
Below-Grade Parking:
Level -1: 255 spaces (2 Accessible)
Level -2: 257 spaces (2 Accessible)
Level -3: 267 spaces (2 Accessible)

TOTAL PHASE I Parking: 1,078 spaces (38 Accessible)

PHASE I (Existing To Be Removed):
Surface Parking: 182 spaces (0 Accessible)
Below-Grade Parking:
Level -1: 7 spaces (0 Accessible)
Level -2: 0 spaces (0 Accessible)
Level -3: 0 spaces (0 Accessible)

TOTAL PHASE I Parking: 189 spaces (0 Accessible)

TOTAL PARKING REQUIRED:

TOTAL PHASE I Parking Required: 247,511 sf / 300 = 825 spaces

TOTAL PHASE II Parking Required: 179,339 sf / 300 = 598 spaces

Additional Parking Required Per Development Agreement #970071 (5/19/97): 220 spaces

TOTAL PARKING REQUIRED: 1,643 spaces

TOTAL ACCESSIBLE PARKING REQUIRED:

TOTAL PHASE I Parking Required: 825 spaces x 4% = 33 spaces

TOTAL PHASE II Parking Required: 598 spaces x 4% = 24 spaces

TOTAL Accessible Parking Required: 57 spaces

PARKING PROVIDED

PARKING LOCATION	PHASE 1 (EXISTING) # OF SPACES	PHASE 2 (NEW) # OF SPACES	
SURFACE	108	127	235
LEVEL -1	248	245	493
LEVEL -2	257	224	481
LEVEL -3	267	190	457
TOTAL	880	786	*1,666

* Accessible provided are included in the Total Provided

TOTAL ACCESSIBLE PARKING PROVIDED:

Phase I Accessible Parking: 33 spaces

Phase II Accessible Parking: 24 spaces

(VAN) 5 spaces

(VAN) 3 spaces

62 spaces

Site Plan

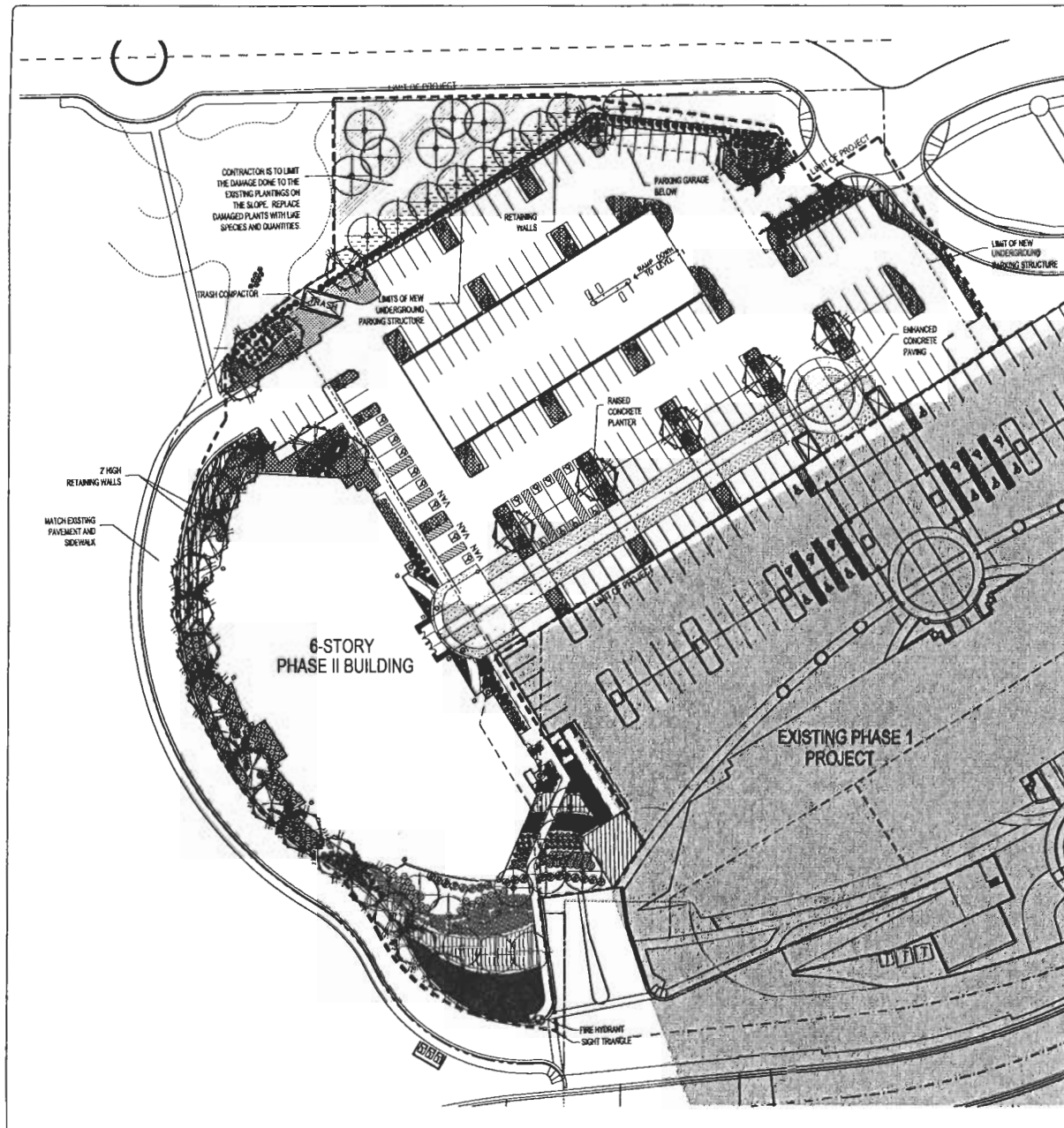
D/D Conroy/Hedrick

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
LANDSCAPE ARCHITECTURE
LAND PLANNING
GRAPHIC DESIGN

PORTALES CORPORATE CENTER II
Scottsdale, AZ

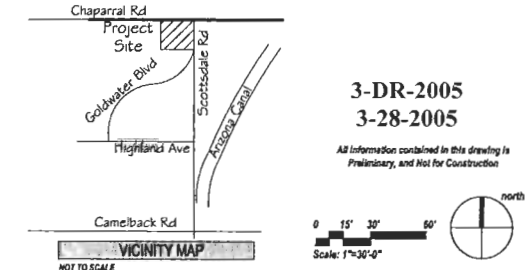
3-DR-2005
3-28-2005

04209
03.25.05



PLANT LEGEND			
Symbol	Common Name	Size	Quantity
TREES:			
★	Date Palm	24" high	14
✱	Phoenix dactyloides		
⊕	Coccoloba	2" Caliper	26
⊕	Eucalyptus microtheca		
⊗	Palo Verde	2" Caliper	31
⊗	Persea picea		
SHRUBS:			
●	Caribbean Sage	5 gal	193
●	Leucophyllum franchetii		
●	Baja Ruella	5 gal	31
●	Ruellia peruviana		
●	Orange Jubilee	5 gal	28
●	Tecoma stans 'Orange Jubilee'		
●	Red Bird of Paradise	5 gal	13
●	Ceanothus pulcherrimus		
●	Red Yucca	5 gal	579
●	Hesperaloe parviflora		
●	Blue Fairy Duster	5 gal	142
●	Calliandra deborae		
●	Fortnight Lily	1 gal	52
●	Deloselinia		
●	Planting Goldeneye	25% 1 gal	
●	Agave attenuata		
●	Juniperus communis	25% 1 gal	
●	Baccharis virgata		
●	Encelia farinosa	25% 1 gal	
●	Chorizanthe		
●	Larrea tridentata		
GROUNDCOVERS:			
■	Sandpaper Verbena	1 gal	392
■	Verbena rigida	@ 36" O.C.	
■	New Gold Lantana	1 gal	865
■	Lantana 'New Gold'	@ 36" O.C.	
INERT MATERIAL:			
■	Decomposed Granite Color, Brick Red, 1/2" Minus, 2" thick layer	Sq. Ft.	40,475
■	4"-8" Screened Granite Rubble Color, Brick Red	Sq. Ft.	1,065

- GENERAL NOTES**
- Development and use of this site shall conform to all applicable Codes and Ordinances.
 - A minimum of 50% of the provided trees shall be mature in size, pursuant to the City of Scottsdale's Zoning Ordinance, Article 10, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article 10, Section 10.303.
 - Areas within the safety triangle are to be clear of landscaping, signs, or other visibility obstructions with a height of greater than 7 feet. Trees within the safety triangles shall have a canopy that begins at 7 feet above finished grade at the time of installation. All heights are measured from the street elevation.
 - All plant material is to be irrigated by a fully automatic underground irrigation system unless otherwise specified.
 - All contaminated soil existing on site is to be removed from the planting areas. Backfill planting areas with soil per specifications.
 - All final approved the project will be inspected for zoning compliance during construction and prior to occupancy.
 - All new or relocated utilities will be placed underground.
 - Reference grading and drainage plans for slope and depth of retention basins.
 - All planting areas are to receive a min. 2" layer of decomposed granite. Decomposed granite is to be 1" screened 'Vulcan Gold' from a single source.
 - Provide an 8% slope away from walls and curbs for 5 feet along all streets, unless otherwise noted.
 - All signs require a separate approval and permit.
 - Areas in decomposed granite without plant materials shall not exceed dimensions of more than 7 feet in any one direction. Distance is measured between plant canopies and/or coverage.
 - Reference City of Scottsdale Standard Detail #2354 for reduced pressure backflow prevention. All backflow prevention devices shall be completely screened from view by dense vegetation, or screen walls of a color and texture consistent with the architecture of the buildings.
 - Retention and detention basins are to be constructed away from the approved civil plans. Any alteration of the approved design (additions, deletions, etc.) shall require additional review and approval of the plans.
 - There are no fuel tanks on this project.
 - No lighting is approved with this set of plans.
 - New landscaping, including salvaged plant materials, and landscaping indicated to remain which is destroyed, damaged, or expires during construction shall be replaced with like kind, size, quality, and quantity prior to issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
 - All single trunked trees caliper size, that is to be equal or lesser than 4 inches shall be determined by utilizing the smallest diameter of the trunk 6 inches above finished grade adjacent to the trunk. A tree's caliper size for single trunked trees that are to have a diameter greater than 4 inches, shall be determined by utilizing the smallest diameter of the trunk 12 inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6 inches above the location that the trunk split originates, or 6 inches above finished grade if all trunks originate from the soil.



3-DR-2005
3-28-2005

All information contained in this drawing is Preliminary, and Not for Construction

DESIGN REVIEW REQUIRED

AMEC Infrastructure, Inc.

PRELIMINARY LANDSCAPE PLAN

PORTALES CORPORATE CENTER

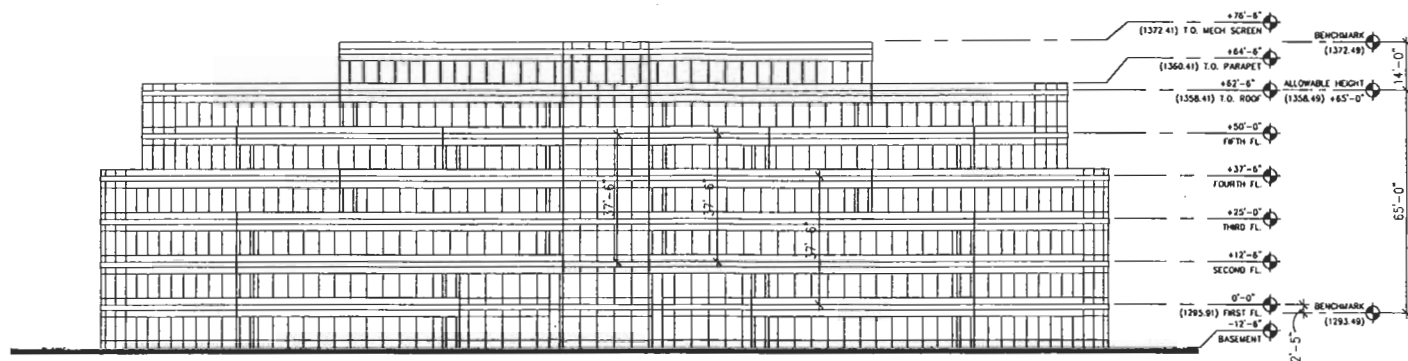
PHASE II

SCOTTSDALE, ARIZONA

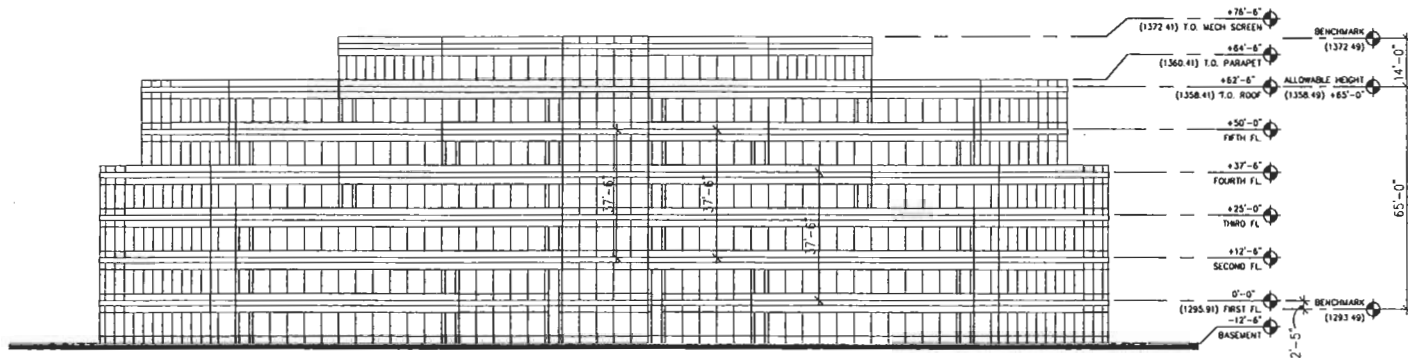
PROJECT NO: 04-2004-057

JANUARY 07, 2005

SHEET NO: L1.0



SOUTHWEST ELEVATION



NORTHEAST ELEVATION

BENCHMARK IS 1293.49 AS IN CASE 76-ZN-1985#2

DEFINITION OF BUILDING HEIGHT PER CITY OF SCOTTSDALE ZONING

SECTION 5.3010

THE VERTICAL DISTANCE MEASURED FROM GRADE TO TOP OF ROOF STRUCTURE. GRADE SHALL BE THREE (3) FEET ABOVE THE LOWEST ADJACENT CURB, OR TWELVE (12) INCHES ABOVE THE AVERAGE CURB, WHICHEVER IS LOWEST. TOP OF BUILDING IN A TYPE 1.5 AND TYPE 2 AREA SHALL BE THE HIGHEST POINT OF THE STRUCTURAL ROOF ELEMENT; AND IN A TYPE 1 AREA THE HIGHEST POINT OF THE COPING OF A FLAT ROOF, OR THE HIGHEST POINT OF A MANSARD ROOF, OR TO THE HIGHEST GABLE OF A PITCH OR HIP ROOF.

0' 16' 32' 48' 64'

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.

Elevations

D:\D\Corporate\Mednick

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PARK PLANNING
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

PORTALES CORPORATE CENTER II
Scottsdale, AZ

04209
02.10.05

3-DR-2005
2/11/2005



DFD Camoy/Hedrick

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
EXHIBITION MANAGEMENT
LAND PLANNING
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

Portales Corporate Center II
Scottsdale, AZ

04209
01/04/05

Perspective Drawing

3-DR-2005

1/14/2005

Portales Corporate Center II
4900 N. Scottsdale Road
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOW</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. <u>INCLUDING PARKING STRUCTURE</u></p> <p>_____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 600 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3' CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|--|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & Ord Gp 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. ALL DRIVEWAYS , PARKING AREAS AND AREAS OVER UNDERGROUND PARKING SHALL BE DESIGNED TO A MINIMUM 83,000 GVW.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Portales Corporate Center II 3-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DFD Cornoyer Hedrick with a date provided on the plans by City Staff of 2/11/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DFD Cornoyer Hedrick with a date provided on the plans by City Staff of 3/28/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted AMEC with a date provided on the plans by City Staff of 3/28/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The sides of the ramps to the lower levels of the parking garage shall be finished either with painted concrete, integral colored concrete, and/or textured concrete, or with granite to match the building; all options to be compatible with the building materials, as determined by City staff with final plans approval.
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed.
10. All walls shall be 6 or 8 inch masonry block and shall match the architectural color, materials and finish of the building(s).
11. Paint service entrance section to match the building and/or screen from view.

ATTACHMENT B

Ordinance

- A. An equal percentage of covered standard parking stall shall be provided for both van accessible stalls and standard accessible stalls unless all parking within the parking garage is for employee use only.
- B. Building height shall be in conformance with 76-ZN-1985#2.
 - a. Measured to the top of the building's parapet excluding the mechanical screening, the building shall not exceed a height of 1358.49 above sea level.
 - b. The mechanical screen wall that exceeds the building's parapet shall not exceed a height of 1370.99 above sea level.
- C. The mechanical screening that exceeds 65'-0" shall not exceed 50% of the total roof area. The roof plan shall be modified indicating the total roof area and the areas of the roof with in the mechanical screening.

LANDSCAPE DESIGN:

DRB Stipulations

- 12. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 13. All non-native and native mature trees suitable to be salvaged as determined by the Planning and Development Services Native Plant Specialist, shall be utilized on site.

Ordinance

- D. The applicant shall provide landscape medians in the parking lot with a minimum interior curb width of 7 feet and a minimum of 120 SF in area to be counted as provided parking lot landscaping.
- E. The site plan shall be modified to accommodate a minimum of 1/3 of the required parking lot landscaping to be provided in the interior of the parking lot which are not located over structured parking.
- F. Trees shall be provided at a rate of 1 mature tree for every 400 square feet of landscaped area. Trees shall be mature, as defined in Article III of the Zoning Ordinance; mature trees proposed are *Acacia farnesiana* and *Cercidium praecox* with a 3.5-inch minimum caliper size for single trunk trees or 3-inch average multi-trunk tree.
- G. The plant palette shall be modified in accordance with the plant palette in the Downtown Urban Design and Architectural guidelines.
- H. Landscaping that is provided, which is not on the ADWR-PHX plant list, shall not exceed the maximum allowable water intensive plant calculation in accordance with the City of Scottsdale's City Code.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

- 14. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
- 15. The individual luminaire lamp shall not exceed 250 watts.
- 16. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.
- 17. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
- 18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

19. Bike rack design shall be in conformance with City of Scottsdale Standard Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- I. The developer shall provide bike parking in accordance with the Zoning Ordinance.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

20. No exterior vending or display shall be allowed.
21. Flagpoles, if provided, shall be one piece, conical, and tapered.
22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- J. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 76-ZN-1985, a development agreement, 76-ZN-1985#2, 177-DR-1997, 177-SD-1997, 177-DR-1997#2, 177-DR-1997#3, 76-ZN-1985#4, and 23-SA-2003.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that

demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

23. Drainage report, statement, and grading and drainage exhibit by Stanley Consultants Inc., with a staff date of 1/14/2005.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage statement accepted in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
25. Demonstrate consistency with the approved master drainage plan and report prepared at the time of phase one development.
26. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
- a. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
27. Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
28. Underground Stormwater Storage:
- c. Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - d. Drywells are not permitted.

Ordinance

K. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25. cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

L. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

M. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

29. Dedicate easements to provide emergency and service vehicle access and public utility construction and maintenance.
30. Easements: Public access easements shall be dedicated as necessary to contain any sidewalk(s) that extend outside of the public right-of-way, and over and across the site for pedestrian connections throughout the PBD.

OTHER:

46. Before any final plan approval, the developer shall submit a Pedestrian Circulation Plan to Current Planning staff for review and approval by the City's Planning and Development Services staff and Transportation staff. The plan shall include 8-foot sidewalks, landscaping, hard surfacing, and pedestrian amenity design elements.
47. Accessible pedestrian paths shall be provided to connect Phase 1 and 2 office buildings as well as each phase of the PBD development and the external paths.

Ordinance

- N. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION STANDARDS:

DRB Stipulations

31. The developer shall provide a minimum parking-aisle width of 24 feet.
32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
33. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
34. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- O. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

REFUSE:

DRB Stipulations

35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.
36. Show location of all on-site refuse enclosures. Phase two development shall require a total of 9 refuse enclosures, or four soluble and a single refuse enclosures. The developer shall have the option of using a combination of refuse bins along with trash compactors at a ratio of 3 to 1 or better (i.e. 3 refuse compactors and 3 refuse enclosures instead of 9 refuse enclosures).
37. Enclosures must:
- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
 - Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- P. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

- Q. Underground vault-type containers are not allowed.

- R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

- S. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WATER:

DRB Stipulations

38. Basis of Design Report (Water):

- Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

39. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
40. On-site sanitary sewer shall be privately owned and maintained.
41. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

42. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- V. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]